



महाराष्ट्र MAHARASHTRA

2017

NAGPUR TREASURY
SC 275017

17 JUL 2017

Stamp Head Clerk / Sr. Clerk

NOTARIAL REC
ENTRY NO. 2722
DATE 26/7/17

FORM - B

Affidavit cum Declaration

Affidavit cum Declaration of **Mr. Amitabh NiladriBhaduri**, duly authorized by the promoter M/s. Chourangi Builders & Developers Pvt. Ltd. (earlier known as M/s. Reatox Builders & Developers Pvt. Ltd.), of the proposed project **CLASSIC**, vide its authorization dated **17th Aug. 2010**.

I, **Mr. Amitabh NiladriBhaduri**, duly authorized by the promoter M/s. Chourangi Builders & Developers Pvt. Ltd. (earlier known as M/s. Reatox Builders & Developers Pvt. Ltd.), of the proposed project **CLASSIC** do hereby solemnly declare, undertake and state as under:



[Handwritten signature]

1. That, Maharashtra Airport Development Company Ltd. (MADC) has a legal title Report to the land on which the development of the proposed project is to be carried out.

AND

legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That, the details of encumbrances including dues and litigation, details of any rights, title, interest of name of any party in or over such land, along with details are enclosed herewith.
3. That, the time period within which the project shall be completed by the promoter from the date of registration of project;
4. That, entire of the amounts to be realised hereinafter by the promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
5. That, the amount from the separate account shall be withdrawn in accordance with Rule 5
6. That, the promoter shall get the accounts audited within six months after the end of every financial year by a practicing chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That, the promoter shall take all the pending approvals on time, from the competent authorities.
8. That, the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That, the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act
10. That, the promoter shall not discriminate against any allottee at the time allotment of any apartment, plot or building, as the case may be.

Verification

The contents of my Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at:

On 26th day of July '17



I, A. N. Bhadani

WHO IS PERSONALLY KNOWN
TO ME IDENTIFIED BY.....

SEEN BY ME ON 26/7/17 AT Nagpur

Lynette Santiago
NOTARY
NAGPUR DIST. (M.S.) INDIA

26/7/17


Deponent

